

RESULT OF THE CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

6. ALL PLANT MATERIAL (EXCEPT SHADE TREES) IS DELINEATED AT MATURE SIZE OF REQUIREMENTS SPECIFIED.

(ANSI Z60.1—1996) PER THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS

PER OWNER'S DIRECTION, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY, PRIOR TO SELECTION OR DIGGING.

9. CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1 TO JUNE 1, OR THE FALL PLANTING SEASON, SEPTEMBER 30 UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15 TO OCTOBER 1. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.

10. THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO: 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.

11. ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION

12. THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING

13. ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE-GROUND HARDWOOD MULCH (COLOR DYED DARK BROWN). LANDSCAPE CONTRACTOR TO PROVIDE MULCH SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL

19. LOOSEN SOIL FOR ALL PLANTING ISLANDS AND SHRUB/PERENNIAL BEDS TO A DEPTH OF 12". ALL AREAS DENOTED AS SOD (LAWN AREAS) SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. TOPSOIL SHALL BE LAID IN 3" LIFTS. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURRED AND THE VIRGIN GRADES YET EXIST, THE TOPSOIL LAYER MAY NOT BE REQUIRED BASED ON THE DECISION OF THE LANDSCAPE ARCHITECT.

20. TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT

THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAS NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.

24. COORDINATE WITH THE OWNER AND GENERAL CONTRACTOR FOR SLEEVE LOCATIONS AND TIMING OF SLEEVE INSTALLATION. IF AN IRRIGATION IS REQUIRED, ALL SLEEVING REQUIRED UNDER HARDSCAPE SURFACES FOR THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.

LANDSCAPING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCÉS, ETC. WHICH OCCURS AS A

PLANT MATERIAL. SHADE TREES ARE DELINEATED AT 85% OF ACTUAL MATURE SIZE. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL

ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK INDICATED IN THE PLANT LIST.

OF LAWN AREAS. APPLY AS PER THE MANUFACTURERS SPECIFICATIONS.

SURFACE IN THE SOD IS 1/2" BELOW THE HARDSCAPE SURFACE.

14. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY PER MANUFACTURER'S SPECIFICATIONS. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.

15. MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.

16. ALL SLOPES THAT EXCEED A 3:1 GRADE SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET WITH NORTH AMERICAN GREEN S150. INSTALL PER THE MANUFACTURER'S SPECIFICATIONS.

17. LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. LABELS SHALL NOT BE REMOVED

18. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.

22. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER AN UNCONDITIONAL 2-YEAR WARRANTY OF PLANT MATERIAL SHALL BEGIN FROM THE TIME OF HANDLING PLANT MATERIAL AT TIME OF DELIVERY THROUGH INSTALLATION AND END AFTER SUBSTANTIAL COMPLETION AND FINAL PUNCH-LIST APPROVAL BY LANDSCAPE ARCHITECT. WARRANTY SHALL INCLUDE ALL LABOR REQUIRED REPLACING MATERIALS ON-SITE.

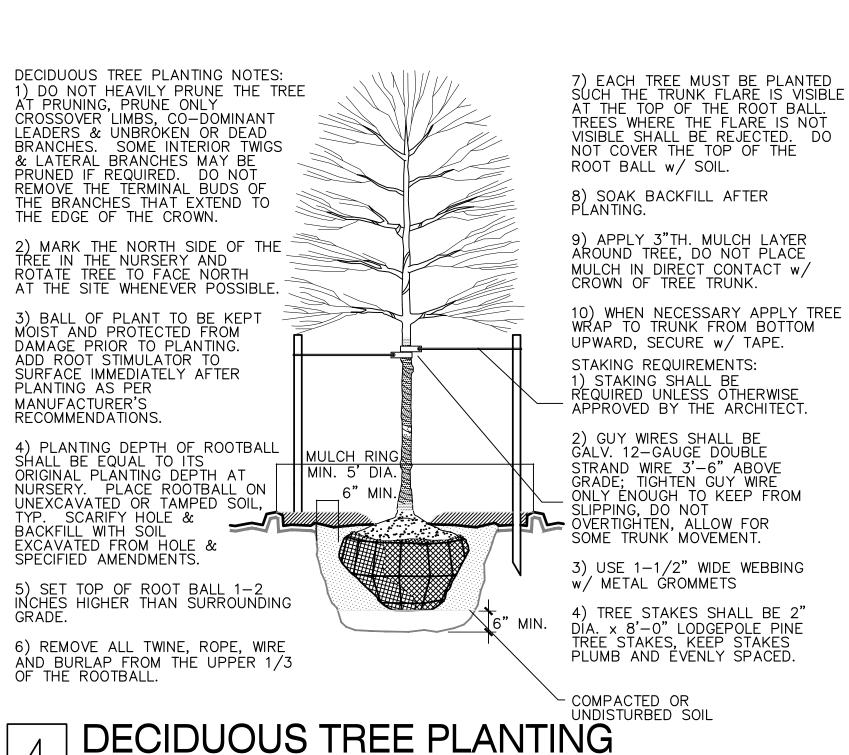
23. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.

25. IF AN IRRIGATION SYSTEM IS REQUIRED, COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE BEFORE IRRIGATION LINE ROUTING BEGINS. WATER TREES BY HAND UNTIL IRRIGATION SYSTEM IS FULLY FUNCTIONAL. SHRUBS AND PERENNIALS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS FULLY FUNCTIONAL. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD IS PLACED.

26. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

27. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP

28. IF AN IRRIGATION SYSTEM IS REQUIRED, AN IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS CONSISTING OF GRASS (EXCLUDING OPEN FIELDS OF FIVE (5) ACRES OR MORE) AND FORMAL LANDSCAPING SHÀLL BE DESIGNED AND INSTALLED TO PROVIDE FOR PROPER WATERING OF SUCH AREAS.



SCALE: N.T.S.

EDGE SHALL HAND DUG IN

INDICATED.

SMOOTH CURVING SHAPES WHERE

SCALE: N.T.S.

SOD INSTALLATION NOTES:

HAND RAKE SMOOTH.

THOROUGHLY.

1) FINISHED GRADES SHALL BE

2) CULTIVATE ENTIRE AREA TO A

MINIMUM 6" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN

THE DRIPLINE OF EXISTING TREES.

3) ADD ADDITIVES (AS PER SOIL

4) LAY AND ROLL SOD. WATER

TÉST RECOMMENDATIONS) AND TILL

→2% MĬŃ. △

FINISHED

GRADE

SHOVEL-CUT EDGING

3" MULCH LAYER

SHOVEL-CUT EDGE

PREPARED TOPSOIL

UNDISTURBED SOIL

COMPACTED OR

—NEW SOD AREA—

PVMT.

-UNDISTURBED SUBGRADE

EVERGREEN TREE PLANTING

6" MIN.从

SCALE: N.T.S.

EVERGREEN TREE PLANTING NOTES:

1) DO NOT HEAVILY PRUNE THE

TREE AT PRUNING, PRUNE ONL'

& LATERAL BRANCHES MAY BE PRUNED IF REQUIRED. DO NOT

REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT

THE SITE WHENEVER POSSIBLE.

3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM

DAMAGE PRIOR TO PLANTING.

SURFACE IMMEDIATELY AFTER

4) PLANTING DEPTH OF ROOTBALL

SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL,

TYP. SCARIFY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED

5) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER

ADD ROOT STIMULATOR TO

PLANTING AS PER

RECOMMENDATIONS.

MANUFACTURER'S

AMENDMENTS.

SURROUNDING GRADE

1/3 OF THE ROOTBALL.

CROSSOVER LIMBS, CO-DOMINANT

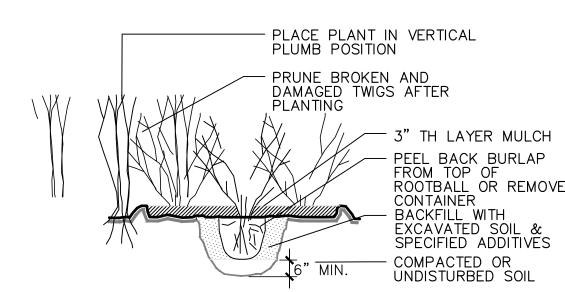
LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS

SHRUB PLANTING NOTES: 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.

2) PRUNE. THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

3) BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.

4) WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



7) EACH TREE MUST BE PLANTED SUCH THE TRUNK

FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
TREES WHERE THE FLARE IS

NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT

8) SOAK BACKFILL AFTER

9) APPLY 3"TH. MULCH LAYER AROUND TREE, DO

DIRECT CONTACT w/ CROWN

TREE TRUNK STAKING REQUIREMENTS

REQUIRED UNLESS

THE ARCHITECT.

1) STAKING SHALL BE

OTHERWISE APPROVED BY

) GUY WIRES SHALL

GÁLV. 12-GAUGE DOUBLE

ONLY ÉNOUGH TO KEEP

SOME TRUNK MOVEMENT.

4) TREE STAKES SHALL BE

FROM SLIPPING, DO NOT

OVERTIGHTEN. ALLOW FOR

3) USE 1-1/2" WIDE WEBBING W/ METAL

'DIA. x 8'-0" LODGEPOLE PINE TREE

COMPACTED OR

STAKES, KEEP STAKES

PLUMB AND EVENLY

GROMMETS

SPACED.

STRAND WIRE 3'-6" ABOVE GRADE; TIGHTEN GUY WIRE

NOT PLACE MULCH IN

BALL w/ SOIL.

PLANTING.

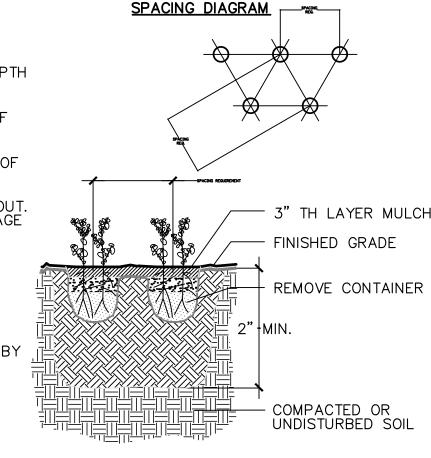
SHRUB PLANTING SCALE: N.T.S.

PERENNIAL PLANTING NOTES: 1) BREAK UP EXISTING TOPSOIL TO A DEPTH 2) PROVIDE NEW TOPSOIL TO A DEPTH OF) THOROUGHLY MIX PEAT IN TOP 3-4" OF 4) DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOIST AND PROTECTED FROM DAMAGE

PRIOR TO PLANTING. 5) PLACE PLANT IN VERTICAL PLUMB POSITION 6) DIG HOLE AS DEEP AS INITIAL ROOT SYSTEM

7) BACKFILL w/ SOIL AND PACK FIRMLY BY HAND. ADD ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS. WATER THOROUGHLY TO FINISH PACKING SOIL AROUND ROOTS.

8) APPLY 3" TH LAYER OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER



PERENNIAL PLANTING

SCALE: N.T.S.

SOD INSTALLATION SCALE: N.T.S.

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SCALE H: AS SHOWN V: N/A TLC DESIGN | DRAWN | CHKD JOB No. 100260-01-001

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